

This Instrument Prepared By:
Campus USA Credit Union
14007 NW 1st Road
Jonesville, Florida 32669
(352) 335-9090

After Recording Return To:
CAMPUS USA CREDIT UNION
14007 NW 1ST ROAD
JONESVILLE, FLORIDA 32669

[Space Above This Line For Recording Data]

Permit No.:

Tax Folio No.: R04109-000

NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF Columbia

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: 114 SW HERON DR, FORT WHITE, FLORIDA 32038
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
A.P.N.: R04109-000

2. General description of improvement: Single Family Residence

3. Owner information or Lessee information if the Lessee contracted for the improvement:
 - a. Name and address: Daniel G Varner, Anabel Varner
20881 NW 166th Pl
High Springs, Florida 32643

- b. Interest in property: _____
- c. Name and address of fee simple title holder (if other than Owner): _____

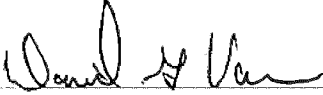
- 4. a. Contractor (name and address): AMIRA BUILDERS, INC
14901 MAIN STREET
ALACHUA, FLORIDA 32615
- b. Contractor's phone number: _____
- 5. Surety (if applicable, a copy of the payment bond is attached):
 - a. Name and address: _____

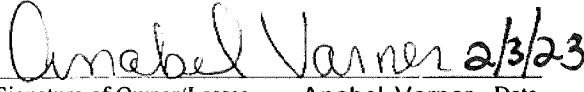
 - b. Phone Number: _____
 - c. Amount of bond: _____
- 6. a. Lender: CAMPUS USA CREDIT UNION
14007 NW 1ST ROAD
JONESTOWN, FLORIDA 32669
- b. Lenders phone number: (352) 335-9090
- 7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
 - a. Name and address: _____

 - b. Phone numbers of designated persons: _____
- 8. a. In addition to himself, Owner designates _____
of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
- b. Phone number of person or entity designated by owner: _____

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


Signature of Owner/Lessee Daniel G Varner Date 2/3/23


Signature of Owner/Lessee Anabel Varner Date 2/3/23

State of FLORIDA)
)
County of ALACHUA)

Sworn to (or affirmed) and subscribed before me by means of:

Physical Presence,

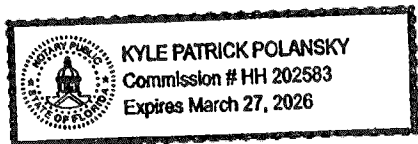
- OR -

Online Notarization,

this 3rd day of February, 2023, by
Date Month Year

Daniel G Varner AND Anabel Varner

Name of Person Making Statement



Signature of Notary Public - State of Florida

Kyle Polansky

Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

Personally Known
 Produced Identification

Type of Identification Produced: Driver's License

EXHIBIT A

Property 1:

E (1/2) OF SE (1/4) AND SE (1/4) OF NE (1/4) OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING: LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 970, PAGE 834, OFFICIAL RECORDS BOOK 992, PAGE 761, OFFICIAL RECORDS BOOK 992, PAGE 2631, OFFICIAL RECORDS BOOK 1015, PAGE 2425 AND OFFICIAL RECORDS BOOK 1297, PAGE 43, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°33'21"E., 378.56 FEET; THENCE S.00°26'39"E., 30.00 FEET TO A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A INCLUDED ANGLE OF 90°23'04"; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 315.50 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET; THENCE S.00°03'35"E., 274.04 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 24°10'32"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.39 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET; THENCE S.24°14'07"E., 91.92 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 24°10'32"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.39 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET; THENCE S.00°03'35"E., 340.54 FEET; THENCE S.89°33'21"W., 652.14 FEET; THENCE N.00°05'46"W., 1094.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS:

AN EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES OVER, UNDER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S.00°07'23"E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST

1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S.89°33'21"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S.00°05'46"E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N.89°33'21"E., PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.24°14'07"E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°33'21"E., A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF S.72°54'54"E., 120.48 FEET, RESPECTIVELY) TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF THE AFOREMENTIONED SECTION 1; THENCE CONTINUE SOUTHEASTERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 13°57'21", AN ARC DISTANCE OF 48.71 FEET (CHORD BEARING AND DISTANCE OF S.62°21'50"E., 48.59 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°23'10"E., A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00

FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°02'50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S.72°54'35"E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°34'00"E., A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S.00°10'43",W., A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S.00°10'43"W., A DISTANCE OF 630.14 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N89°34'00"E., A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°34°00"E., A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN S.00°10'43"W., A DISTANCE 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN N.00°10'43"E., A DISTANCE OF 1182.88 FEET TO A POINT DESIGNED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE N.00°10'43"E., A DISTANCE 350.08 FEET TO THE TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N.89°37'58"E.; A DISTANCE 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°37'58"E., A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S.00°10'43"W., A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.